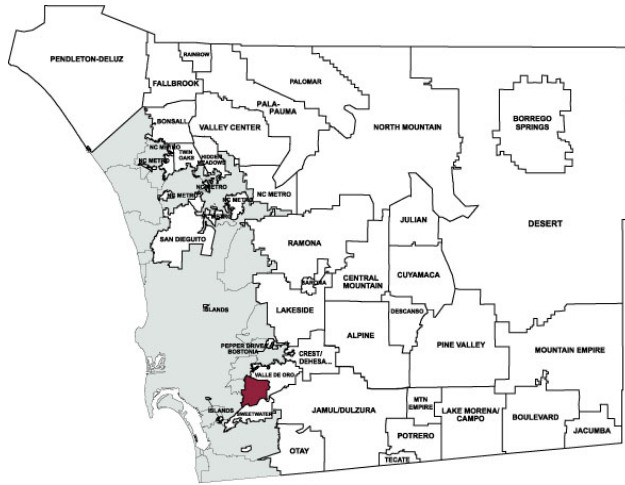


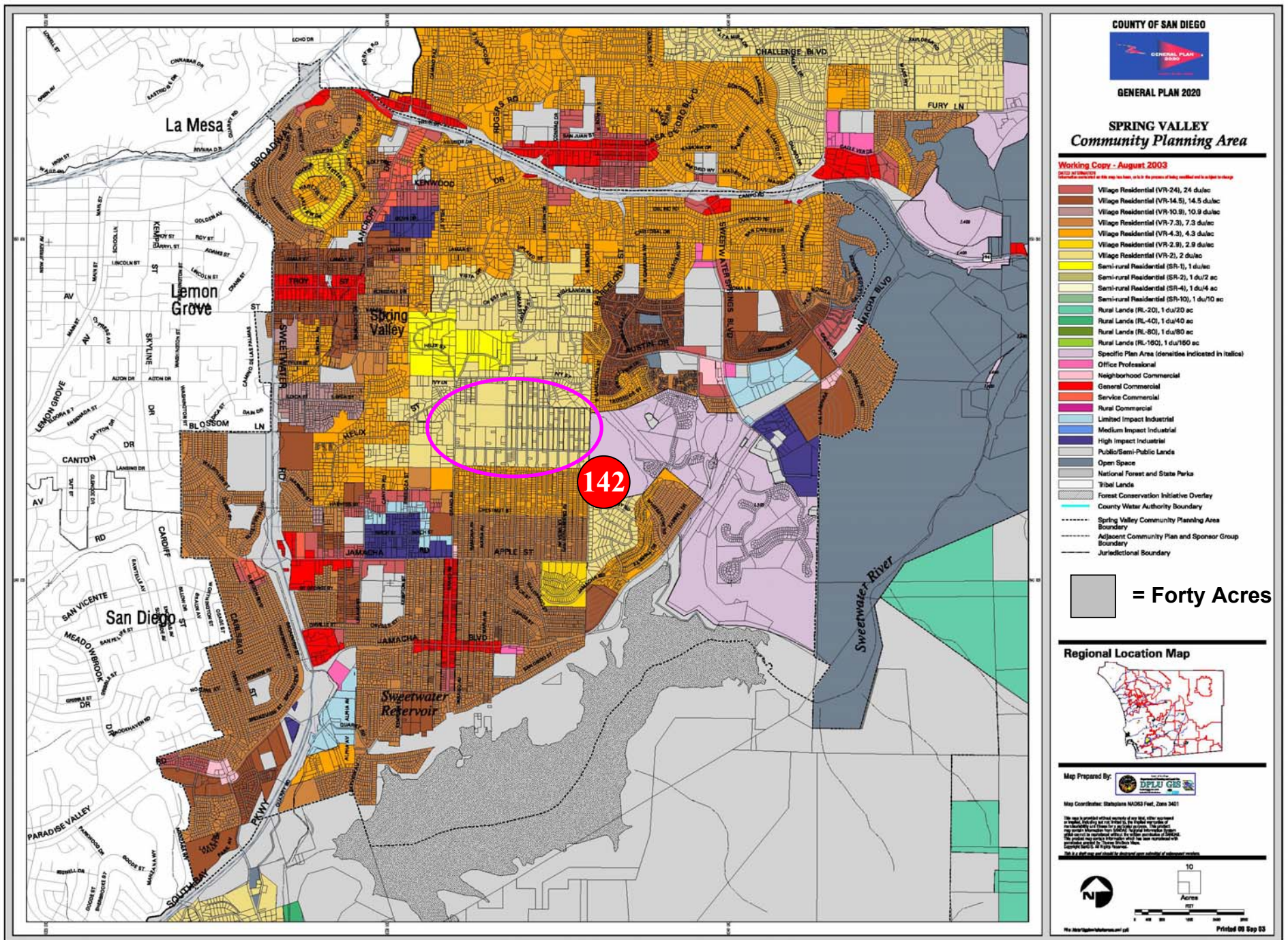
## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

### SPRING VALLEY



Spring Valley had one residential property referred for further staff evaluation. Upon completion of additional review, staff has determined that the referral does not meet the GP2020 concepts and planning principles.

This referral is located on Dictionary Hill in the center of the community. This area was designated as Village Residential because of the proximity to public services and infrastructure and the existing patterns of development. Changing this referral to a Village density from a Specific Plan would cause no change in the overall development pattern, but could enable a Specific Plan to be implemented without creating the expense and time constraints associated with a General Plan Amendment. The proposed change does not affect the existing Specific Plan, or the policies regarding development of the site, provided they remain consistent with GP2020.



## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
142	<p><i>Lee Vance</i></p> <p>Inside CWA boundary. Located on the top of Dictionary Hill in center of plan area. Pipelined TM</p> <ul style="list-style-type: none"> <li>• 182 acres</li> <li>• Existing General Plan: Specific Plan (1.95)</li> </ul>	<p><u>GP2020 Working Copy:</u> Village: 2 du/acre</p> <p><u>Referral Request:</u> Specific Plan</p> <p><u>CPG/CSG:</u> Specific Plan</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p><b>DISAGREE</b> with Referral Retain Village: <u>2 du/acre</u></p>	<ul style="list-style-type: none"> <li>• <i>Assign densities based on the characteristics of the land</i> <ul style="list-style-type: none"> <li>▪ Recognizes established development pattern.</li> <li>▪ Consistent with surrounding area that has similar physical constraints</li> </ul> </li> <li>• <i>Obtain a broad consensus</i> – proposed density designation of 2 du/acre is nearly identical to the Specific Plan density of 1.95</li> </ul>

## **GENERAL PLAN 2020 RESIDENTIAL REFERRALS**

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